

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

12-131

Orleans

EAS.1272

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):

Photograph



Address: 4 Doane Street

Historic Name: Steven and Irene Magliano House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1978

Source: Deed research, USGS aerial survey

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
Garden shed

Major Alterations (*with dates*):
Addition (ca. 2018)

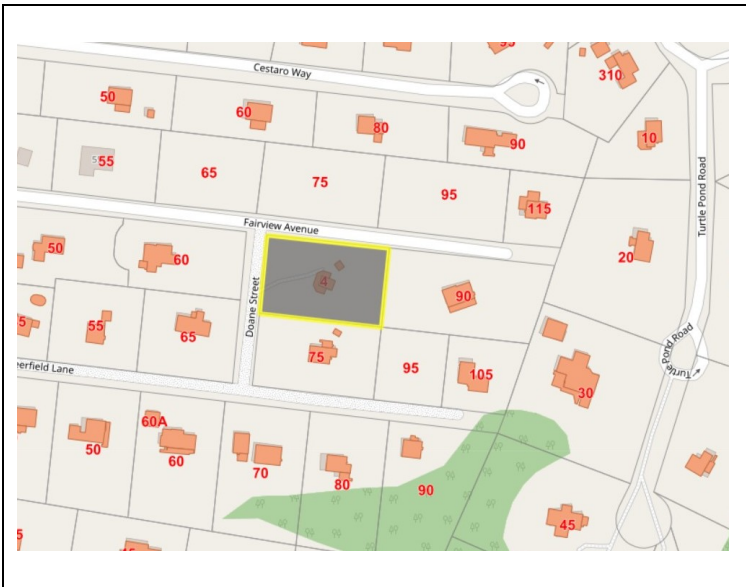
Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.60 acres

Setting: This parcel is part of a mid-20th century subdivision of small lots. The subdivision is located between the State Highway and the National Seashore, north of the Old Town Center. There is a dirt parking area in front of the house and no formal landscaping.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

4 DOANE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.1272

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

(The house is partially obscured from the street; this Architectural Description may not describe all features accurately.)

The Steven and Irene Magliano House, built in 1978, began as a small gable-front cottage that received an addition on the right (west) side. The original form consisted of the cross-gabled main block (Photo 2). In ca. 2018, the side ell began construction (Photo 3). As evidenced by the raised deck in front of the cottage, the building rests on a raised foundation. The elevations are clad in weathered wood shingles with plain cornerboards. The roof is clad in asphalt shingles. The gable on the front (north) elevation projects forward creating a covered porch. The gable has a decorative vergeboard. What began as an exterior brick chimney is now encased within the side ell addition. Fenestration appears to include wood, 6/6 double-hung sash.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

The modest cottage at 4 Doane Street has an Assessor date of 1930. However, unless the cottage was moved here from elsewhere, that date is not accurate. The United States Geological Survey (USGS) periodically conducted aerial photographic surveys of Cape Cod starting in 1938. As late as the 1971 series, the street from which this cottage is accessed was still not in place (Photo 4). Without an oral history confirming a move, or an on-site examination of material and construction techniques, it is not possible to determine if this cottage is older and was moved from elsewhere.

This parcel occupies what are Lots 113 and 114, on Section I of a large subdivision plan filed by the Eastham Land Company (Figure 3).¹ The plan is dated 1936 but is annotated to say that it is compiled from the "original plan of Section 1 of the Eastham Land Company" dated 1873. Like many developers in Eastham, Eastham Land Company's efforts were probably stimulated by the arrival of the Old Colony Railroad in Eastham in 1870. The company laid out ten subdivisions east of the rail tracks in 1873 and 1874, and at least three of them were later developed to some degree. While plans of all ten subdivisions are on file at the Barnstable County Registry, none of them refer to deeds that identify the founders of Eastham Land Company.² As noted above, as late as 1971, only a few of the streets had been laid out, and a few houses built. This house is again not shown on the (very blurry) 1977 USGS aerial survey. It is first shown on the 1984 survey.

¹ Barnstable County Registry of Deeds, Plan Book 52/ Page 135.

² This information derived from the MHC Building Form for 705 Doane Road (EAS.216).

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

4 DOANE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.1272

Lots from the plan that included Lot 113 were sold by George H. and Mary Chapin of Boston to E. A. Plumer (Plummer), also of Boston.³ Plumer lost his properties, including Lot 113 through a tax taking in 1937. He owed a mere \$4.05. Lot 114, and many other parcels within the Eastham Land Company subdivision, were also acquired by the town through tax takings in the 1930s. This was likely a consequence, directly or indirectly, of the Great Depression.

It was not until 1963 that by Town Meeting vote, the Board of Selectmen were empowered to sell multiple lots, including Lots 113 and 114. They were sold to Prescott B. Cummings of Eastham.⁴ In 1978, Cummings sold just Lots 113 and 114 to Irene and Steven Magliano of Arlington, MA.⁵ As noted above, there was no house in this location on the 1977 USGS aerial survey, so it seems most likely that it was the Maglianos who built this cottage in ca. 1978. They owned this cottage until 1995, and it has changed hands a few times thereafter.

BIBLIOGRAPHY and/or REFERENCES

1910 Map, *Atlas of Barnstable County*, Boston, MA: Walker Litho. & Publishing Co., 1910.

Barnstable County Registry of Deeds. Deeds, Land Court Records, and Subdivision Maps.

Barnstable Patriot Archives. Sturgis Library Digital Newspaper Archive,
<https://digital.olivesoftware.com/Olive/APA/Sturgis/#panel=home>.

Dunham's 1929 Eastham (Mass.) Street Directory.

Grover, Kathryn. *Automobile-Age Tourism in Eastham, 1900-1960: A Context Statement*. Eastham Historic Properties Survey Project, 2005.

Lowe, Alice Albert. *Nauset on Cape Cod: A History of Eastham*. Falmouth, MA: Eastham Historical Society, 1968.

Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.

Town of Eastham Tax Commitment Books. 1902-57.

United States Geological Survey. Aerial Survey 1938-2020,

<https://www.capecodcommission.org/our-work/cape-cod-chronology-viewer/>.
www.ancestry.com - Vital records.

Trayser, Donald G. *Eastham, Massachusetts, 1651-1951: Eastham's Three Centuries*. Lexington, MA: Hancock Press for Eastham Tercentenary Committee, 1951.

Wilding, Don. *A Brief History of Eastham*. Charleston, SC: History Press, 2017.



Photo 2. 2007 Assessor Photo.



Photo 3. 2018 Assessor Photo.

³ Book 428/ Page 506.

⁴ Book 1226/ Page 527.

⁵ Book 2733/ Page 156.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

4 DOANE STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

EAS.1272

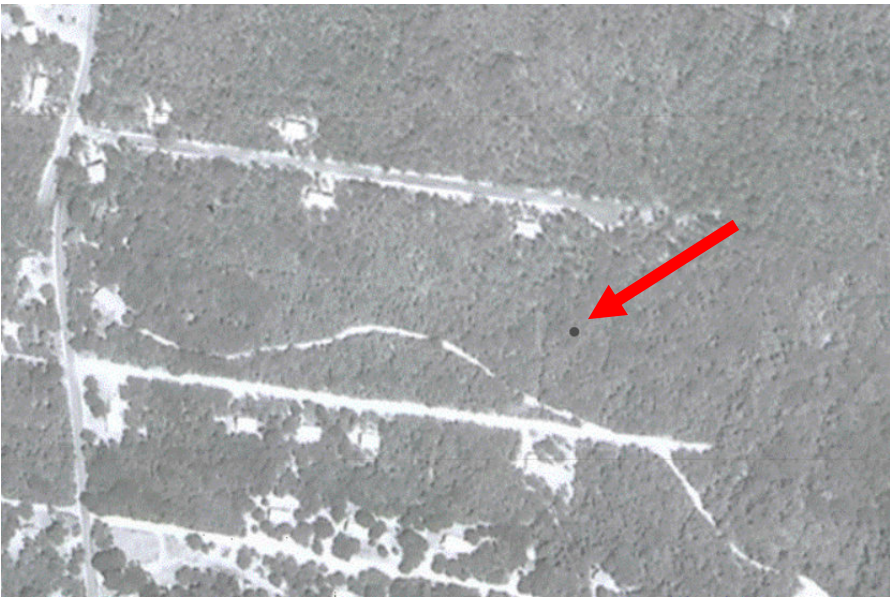


Photo 4. Detail from 1971 USGS aerial survey (arrow to site of future cottage at 4 Doane Street).

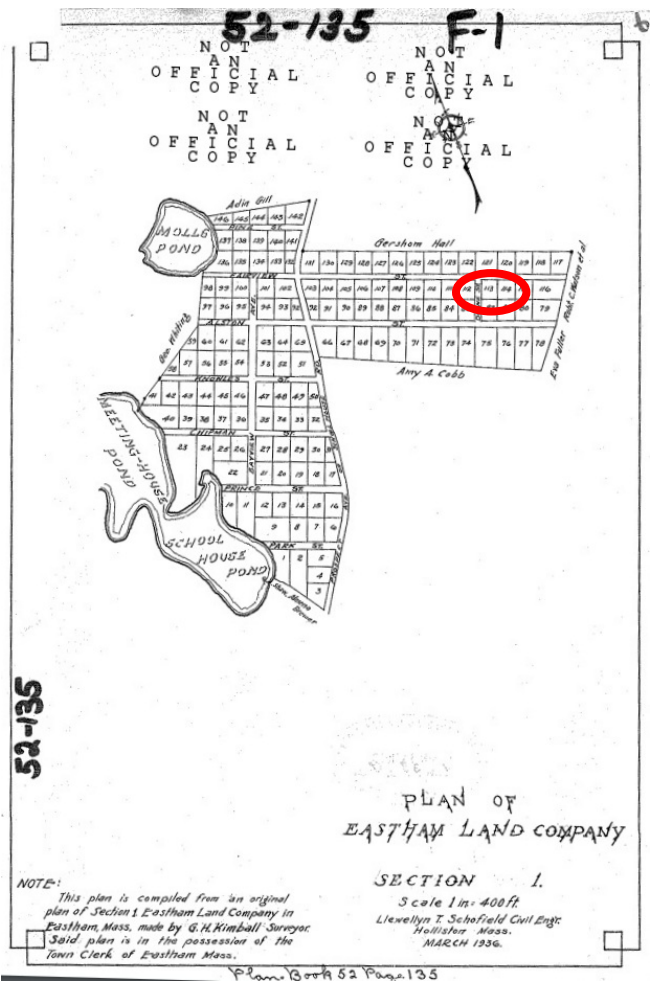


Figure 2. March 1936 subdivision, Eastham Land Company (circle of Lots 113 and 114 added).